



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Linda Williams (Chair), Dawn Hill-Holdgate (Vice-chair), John McLaughlin, David Barham, Diane Coombs
Associate Commissioners: Jascin Leonardo-Finger, Abigail Camp **Staff:** Mark Voigt, James Grieder

~~ MINUTES ~~

Tuesday, October 22, 2013 – NEW BUSINESS

Public Safety Facility, 4 Fairgrounds Road, Training Room –5:00 p.m.

Called to order at 5:08 p.m.

Staff in attendance: M. Voigt, HDC Administrator; T. Norton, Town Minutes Taker

Attending Members: Williams, Hill-Holdgate, McLaughlin, Barham, Coombs, Leonardo-Finger, Camp

Absent Members: None

Late Arrivals: None

Early Departures: McLaughlin 8:48 p.m.; Leonardo-Finger & Camp 9:09 p.m.

Agenda adopted by unanimous consent

I. PUBLIC COMMENT

Ian Golding – Captain Gardner house, submitted paperwork to be included in the file for the scheduled meeting.

II. CONSENT

1. Duersten – 60442	16 Orange Street – HSAB	Rev: COA #60327 (bump-out)	42.3.2-14	CWA
2. New England Develop – 60443	43 Easton Street – HSAB	Hardscaping: fence	42.4.1-19	D. Galvin
3. Callahan, Meg – 60444	37 Cliff Road – HSAB	Revisions: window	42.4.4-21	Thornewill
4. Westbrook, Daryl – 60445	16 Baxter Road – SAB	Revisions: shed	49.2.3-16	Self
5. Westbrook, Daryl – 60446	16 Baxter Road – SAB	Revisions: deck	49.2.3-16	Self
6. Weatherman – 60447	22 Burnell Street – SAB	Addition/window, door chgs	73-21	SCI/Lenhart, C
7. Merriman, Richardson – 60448	9 Lily Street – SAB	Window change	73.3.1-113	Cabral, J.
8. Gerots – 60449	29 Sconset Avenue – SAB	Enlarge deck	49.2.3-23.3	Ahern
9. Roosevelt – 60450	3 Comeau Lane – SAB	Revise colors, windows	73.4.1-5	Angus MacLeod
10. Vonseggern, Chrishna – 60451	15 Long Pond Drive – MAB	New foundation	59-36	Thornewill
11. Bartholomeo – 60452	52 Tennessee Avenue – MAB	Material change: roof	59.4-95	T. Smith
12. Sul Mare, LLC – 60453	11 Columbus Ave – MAB	Rev: COA #59603 (color chg)	59.3-111	Self
13. Fallon – 60454	16 Starbuck Road – MAB	Rev: COA #60326	60-115	BPC
14. D. Tejada – 60455	34 Macy Lane	Hardscaping: driveway apron	68-789	Self
15. Mack – 60456	2 Newtown Road	Material change: roof	55-203	T. Smith
16. Sand & Weed LLC – 60457	7 Hinckley Lane	Hardscaping: fence, gates	30-170.1	Jardins
17. Abrahamson – 60458	7 Old Westmoor Farm Road	Hardscaping	41-830	Ahern
18. Schott, George – 60459	6 Quaise Pasture	Painting trim	26-68	Gloria Kyburg
19. Saligman, Harvey – HELD	117 Eel Point Road	2 nd floor addition	32-01	Nils VanVorst
20. McCarthy, James – 60460	2 Crestwood Circle	Hardscaping : deer fence, gate	76-77	D. Galvin
21. Wagner – 60461	7 S Valley Road	Move off: garage	43-142	Structures
22. Glowacki – 60462	2 Greglen Avenue	Move on: garage	67-131	Structures

Sitting Williams, Hill-Holdgate, McLaughlin, Barham, Coombs

Alternates Leonardo-Finger, Camp

Recused None

Documentation File with associated plans, photos and required documentation.

Representing None

Public None

Concerns **Barham** – Asked about the 2nd-floor addition at 117 Eel Point Road.

Motion **Motion to Approve with the exception of Item 19. (Hill-Holdgate)**

Motion to Hold Item 19. (Barham)

Vote Carried 4-0/McLaughlin abstain

Certificate #

Carried unanimously

60442 to 60462

III. CONSENT W/AMENDMENTS***(*SEE BELOW)**

1. Coleman, Burke – 60463	37 Gardner Road	Windows, sidewall	Due to lack of visibility	43-85	B. Campese
2. Penn, John & Linda – 60464	29 Meadowview Drive	Shed	AS-BUILT fee to be paid	56-129	Winters, Ron
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs				
Alternates	Leonardo-Finger, Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	No additional commissioner concerns.				
Motion	Motion to Approve through staff per comments. (Barham)				
Vote	Carried 4-0/McLaughlin abstain		Certificate #	60463, 60464	

IV. OLD BUSINESS

1.	Josette Blackmore	34 Woodbury Lane – HSAB	Remove friendship stair	55-155	Self
Sitting	Williams, McLaughlin, Barham				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Josette Blackmore , owner – Only question after the last meeting was the material for the pathway; that has been submitted. Removing the Friendship stair.				
Public	None				
Concerns	(5:15) Staff – Read previous concerns. No other concerns with the removal of the Friendship stairs.				
Motion	Motion to Approve. (Barham)				
Vote	Carried unanimously		Certificate #	60465	
2.	Sanford, Henry	14 Old North Wharf – HSAB	repair/replace sidewall	42.3.1-252	Twig Perkins
Sitting	Williams, McLaughlin, Leonardo-Finger				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Ms Scavilla , Twig Perkins, Inc. – Explained project. Submitted a window survey.				
Public	None				
Concerns	(5:17) Staff – Read previous concerns. McLaughlin – No comments. Leonardo-Finger – No concerns.				
Motion	Motion to Approve. (McLaughlin)				
Vote	Carried unanimously		Certificate #	60466	
3.	26 Gosnold Rd N.T.	26 Gosnold Road	Revisions: new dwelling	30-89	Botticelli & Pohl
Sitting	Williams, Hill-Holdgate, McLaughlin, Camp				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Lisa Botticelli , Botticelli & Pohl – Recapped the project and reviewed changes made per previous concerns. Ray Pohl, Botticelli & Pohl				
Public	None				
Concerns	(5:19) Staff – Read previous concerns. Hill-Holdgate – The north elevation shed dormer are too large, especially the rear one; they will be visible. The two separate decks make it look like a hotel. Ideally the rear piece should be broken. Do not believe the south elevation is visible. McLaughlin – No comments. Camp – The 2 nd floor north elevation seems over fenestrated. Williams – Agree about the double dormers on the north elevation. East elevation all windows need to align. The 10-foot plate height is not working, it needs to come down. North elevation is 46 feet long and shutters look weird; lacks additive massing; agree about the decks; the 6-over-6 windows don't work. South elevation two gable project out from the structure, same issue with the shutters. West elevation is not visible.				
Motion	Motion to Hold for revisions. (McLaughlin)				
Vote	Carried unanimously		Certificate #		

4. Block-Kelley	3 Sherburne Tpk	New garage/studio	30-114	Botticelli & Pohl
Sitting	Williams, McLaughlin, Coombs, Leonardo-Finger, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Reviewed changes per previous concerns.			
Public	None			
Concerns	(5:28) Staff – Read previous concerns. No comments.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	60467	
5. Shuttleworth, Paul	112 Somerset Road	New dwelling	66-223	BPC
Sitting	Williams, Barham, Coombs, Leonardo-Finger, Camp			
Alternates				
Recused	McLaughlin			
Documentation	File with associated plans, photos and required documentation. Submitted context documentation at the table.			
Representing	Doug Mills , BPC – Reviewed context documents and changes per previous concerns. Paul Shuttleworth			
Public	None			
Concerns	(5:32) Staff – Read previous concerns. Barham – This is a corner property so visible on the diagonal; it has 91 feet along Somerset Road without the garage, with the garage, it is over 100 feet long. Nothing really looks like it began as a barn. The barn-boarded section has a piece going off to the right sharing a common eave and comes within 15 inches of the “main mass” ridge height. The right side of the north elevation is an improvement, but the “A” windows are too large for a secondary mass. Concerned with the center piece and the overall length. The southwest elevation French doors should have kick panels and windows either side should be smaller. Southeast elevation, there will be some visible of the barn-board over the garage; the ganged windows are not appropriate; the combination of the broken back is not working on this design. The garage 2 nd -story window is too large; garage doors should be natural to weather vertical board. The main mass is a barn with a front porch; they didn’t happen that way. Coombs – There are too many “C” windows and they should have more vertical panes. Agree with the “A” windows on the additive mass. Northwest elevation left, the three windows over the ganged windows don’t work. Southeast elevation, agree about the large window in the garage; the two windows either side of the chimney should be reduced down to “B” windows. Leonardo-Finger – Nothing to add; agree with what’s been said. Camp – Agree with what’s been said. Williams – This is not an area that would have a barn. The structure is too long, and the gable to the street with high eaves doesn’t work. Garage should not be attached. Agreed with much that has been said. Porch posts are too narrow. Too many ganged windows. Would prefer skylights over the “bracelet” dormers.			
Motion	Motion to Hold for revisions. (Barham)			
Vote	Carried unanimously	Certificate #		

6. Newman, J.	One Perry Lane/Bartlett Rd	New dwelling	67-901/902	Kyberg, Peter
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Peter Kyberg – Presented project. This lot will be merged with the abutting lot. Josiah Newman			
Public	None			
Concerns	(5:54) Barham – This is an element that has never been introduced to the neighborhood before. Wrapping the entire in a hipped roof and projections out of 2-story projecting masses are atypical for mid-island and doesn't feel appropriate. The additive massing is atypical: needs a main mass and recognizable sequence of additions. It appears there are areas with overhanging hipped roofs that are unsupported by corner posts. The house doesn't orient to the principal street, Bartlett Road. The way the windows wrap the corners is atypical for Nantucket. This needs a major massing revision to be more typical to Nantucket and acceptable on this site. McLaughlin – There are 8 gable ends that should have 4-light windows. The overhangs exceed 6 inches and should be reduced. Coombs – There is no house along Bartlett Road that is this close to the street; should be set back more. The garage windows should have vertical panes as well as the 1 st floor. East elevation "B" doors panes are horizontal. Chimney should not have caps. Bartlett Road and Perry Lane are wide open and this will look very large. Hill-Holdgate – Agree with a lot of what's been said. The roof detail with braces is atypical and overhang is too great and creates a cantilevered base for entries. 2 nd floor the outside walkway connector exceeds the 8-foot 2 nd -floor deck guidelines. The 2-over-2 windows panes are too square. Fenestration is chaotic, it should integrate better. The garage with barn-board doors seems to be too central in a residential area. Need to break apart the residential and commercial more. Williams – Very attractive house that would work anywhere else off Nantucket. Can't bring elements from downtown and drop it on Bartlett Road. Agree with what's been said. Too many gables. Double chimney is not appropriate. The porch doesn't camouflage the full 2-stories everywhere; there is not a single 1-story element anywhere. The 2-over-2 windows and barn board don't work together. This is 90 feet along Bartlett Road at 2 stories; that is way too much. There are areas that need more fenestration. Needs to fit the neighborhood better: eclectic but simple. Need to know where the air conditioning units (A/C) and electric panels will go.			
Motion	Motion to Hold for revisions. (Barham)			
Vote	Carried unanimously	Certificate #		

7. Twenty-Six Pleasant	26 Pleasant Street – HSAB	Addition	55.4.1-3	BPC
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Joe Paul , BPC – Presented project.			
Public	None			
Concerns	(6:17) No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	60468	
8. Hughes, Tom	107 Squam Road	Garage rev/elec. panel	12-60	Gina
Sitting	Williams, Hill-Holdgate, McLaughlin			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Steve Cheney , Cheney Brothers Building – Reviewed project.			
Public	None			
Concerns	(6:20) No concerns.			
Motion	Motion to Approve. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60469	

9. Bazinet, Jason	15 Burnell Street – SAB	Revisions: house	73.4.2-48.1	D. Wiley
Sitting	Williams, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing Public	Dave Wiley – Reviewed changes per previous concerns.			
Concerns	(6:23) Staff – Read previous concerns from October 3. McLaughlin – East elevation, the windows should go to 5 ½. Camp – it is a great job and appropriate to the neighborhood. Williams – The east and west both front on streets: the 1 st floor windows should be larger than the 2 nd -floor windows, especially the one next to the door. West elevation, the windows flanking the door need to be smaller to match the east; the door surround needs to be beefed up. Discussion about which windows should be smaller.			
Motion	Motion to Approve through staff east elevation window left of front door to match 2nd-floor window, door surround to be more pronounced, west elevation beef up the door surround and the 2 windows on the left and right in the 1-story addition to be reduced to match the east elevation window per Exhibit A. (Camp)			
Vote	Carried 2-1/McLaughlin opposed	Certificate #	60470	
10. Knutson	9 Dunham Street	Revisions: garage	80-196	BPC
Sitting	Williams, Hill-Holdgate, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing Public	Joe Paul , BPC – Reviewed changes per previous concerns.			
Concerns	(6:33) Staff – Read previous concerns from Oct. 3. Hill-Holdgate – West elevation wall is blank, needs a window. (Faces another building and is not visible.) McLaughlin – No comment. Camp – No comments.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	60471	
11. Knutson	9 Dunham Street	Revisions: cabana	80-196	BPC
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing Public	Joe Paul , BPC – Reviewed changes per previous concerns.			
Concerns	(6:40) Staff – Read previous concerns from October 3. Camp – West elevation negative mass on the left. Hill-Holdgate – Agree with Ms Camp. Trim is heavy. Have issues with the layout and there are two buildings that could block the pool. McLaughlin – The “B” windows should be fixed or hopper. Williams – The pool is not properly screened with the present position of the cabana; cabana needs to move around between the pools and Weweeder road and the fence come closer to the pool.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		
12. Knutson	9 Dunham Street	Revisions: pool	80-196	BPC
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing Public	Joe Paul , BPC – Reviewed changes per previous concerns.			
Concerns	(6:40) Staff – Read previous concerns from October 3. See the cabana for concerns: visibility from Weweeder.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		

13. Vogel	22 Blackfish Lane – SAB	Guest house	73-113	Emeritus
Sitting	Williams, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes per previous concerns.			
Public	None			
Concerns	(6:46) Staff – Read previous concern. Camp – South elevation dormer, the two windows look a little far apart. McLaughlin – No comments. Williams – South elevation is not visible, so no concerns about the dormer windows.			
Motion	Motion to Approve through staff with all “A” windows going to 6-over-6 “B” windows. (McLaughlin)			
Vote	Carried unanimously	Certificate #	60472	

14. Vogel	22 Blackfish Lane – SAB	Hardscaping: pool	73-113	Emeritus
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Matt MacEachern , Emeritus Development – Request to be held for a formal landscape plan.			
Public	None			
Concerns	(6:50) No comments at this time.			
Motion	Motion to Hold for revisions at the applicant’s request. (Camp)			
Vote	Carried unanimously	Certificate #		

V. NEW BUSINESS

1. Bigley, David & Molly	20 York Street – HSAB	Windows, doors	55.4.1-147	Self
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Molly Bigley , owner – Presented project. Taking the sidelights off the plan.			
Public	None			
Concerns	(6:51) Staff – Read application specifications. HSAB – French doors should be a traditional form. Hill-Holdgate – Won’t be visible, no concerns. Coombs – Agree. McLaughlin – Windows should be the same size as the rest of the house. The configuration of sidelights with French doors is atypical. Would prefer to view. Barham – Agree with Mr. McLaughlin.			
Motion	Motion to View. (McLaughlin)			
Vote	Carried 3-1/Williams opposed, Hill-Holdgate abstain	Certificate #		

2. Yates, Chris	7 New Lane – HSAB	New dwelling	41-285	SCI/R. Newman
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(6:57) No comments at this time.			
Motion	Motion to View. (Barham)			
Vote	Carried unanimously	Certificate #		

3.	Forsyth & Kelly	8 Fair Street – HSAB	Material change: roof	42.3.1-107	M. Bourke
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs				
Alternates	Leonardo-Finger, Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Martin Bourke – Presented project.				
Public	None				
Concerns	(6:59) HSAB – Not appropriate in Old Historic District (OHD), 3-tab okay, would prefer red cedar. Hill-Holdgate – Should be dual black in the OHD. McLaughlin – Okay with dual black. Coombs – Should be 3-tab in the OHD. Don’t see a reason to continue a bad decision. Barham – Should be 3-tab, especially now that there is the 30-year 3-tab.				
Motion	Motion to Approve due to the style of the house, the height of the roof and that it is dual black. (Hill-Holdgate)				
Vote	Carried 3-2/Barham & Coombs opposed		Certificate #	60473	
Break 7:04 to 7:11p.m.					
4.	Troxell, Robert & C.	6 Eagle Lane – HSAB	Reconstruct chimney	55.4.1-124	Self
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs				
Alternates	Leonardo-Finger, Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	(7:11) HSAB – Need to use lime mortar and appropriate brick to match era of house. Staff – Went over this with the mason, samples of the brick are in the office.				
Motion	Motion to Approve through staff with the chimney to be laid with lime mortar utilizing native buff sand and samples of the brick to match existing. (Barham)				
Vote	Carried unanimously		Certificate #	60474	
5.	10 Prospect St. Devel.	10 Prospect Street – HSAB	Revision: COA #59873	55.4.4-7	BPC
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs				
Alternates	Leonardo-Finger, Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Joe Paul, BPC				
Public	None				
Concerns	(7:14) Staff – Read application specifications. HSAB – No concerns.				
Motion	Motion to Approve through staff with a wood-clad skylight. (Barham)				
Vote	Carried unanimously		Certificate #	60475	
6.	Ruley Levett, Meg	5 Franklin Street – HSAB	Porch, steps	41-391	V. Oliver
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs				
Alternates	Leonardo-Finger, Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Val Oliver – Presented project.				
Public	None				
Concerns	(7:15) Staff – Read application specifications. HSAB – North elevation column detail not appropriate needs to be simplified.				
Motion	Motion to Approve through staff with the porch post to be straight. (Barham)				
Vote	Carried unanimously		Certificate #	60476	

7. Balas	66 Centre Street – HSAB	Small addition	42.4.3-73	Bent & Church
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Elizabeth Churchill , Bentley and Churchill – Presented project.			
Public	None			
Concerns	(7:17) Staff – Read application specifications. HSAB – W elevation windows need to be closer, four-light more appropriate. South elevation, balcony not appropriate and visible. Hill-Holdgate – Half-round window not appropriate. Coombs – Balcony is visible and the half-round would also be visible. Barham – West elevation the corner boards drop on the windows. Agree with HSAB. McLaughlin – No comments. Williams – The deck needs to move back 1 foot and half-round should go away.			
Motion	Motion to Approve through staff with the half-round eliminated and the deck moved in 1 foot. (Hill-Holdgate)			
Vote	Carried 3-2/Coombs & Barham opposed	Certificate #	60477	
8. Cannon, Kathleen	26 Liberty Street – HSAB	Add roof, covered patio etc.	42.3.4-115	Emeritus
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns	(7:22) Staff – Read application specifications. HSAB – No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried 4-1/Barham opposed	Certificate #	60478	
9. Sandy Water Realty	6 ½ S. Pasture Lane	New dwelling w/garage	80-429	T. Clinger
Sitting	McLaughlin, Barham (acting chair), Coombs, Leonardo-Finger, Camp			
Alternates	None			
Recused	Williams, Hill-Holdgate			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(7:24) No comments at this time.			
Motion	Motion to View. (Coombs)			
Vote	Carried	Certificate #		
10. Niemitz, Peter	15 Boulevarde	Addition/deck	80-244	Self
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Peter Niemitz, owner			
Public	None			
Concerns	(7:26) Staff – Read application specifications. No concerns, not visible.			
Motion	Motion to Approve. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60479	

11. Duke 53 LLC	53 Dukes Road	Demo garage/1 st fl addition	56-185.4	Rowland & Assoc.
Sitting	Williams, McLaughlin, Barham, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	Hill-Holdgate			
Documentation	File with associated plans, photos and required documentation.			
Representing	Mickey Rowland , Rowland and Associates – Presented project.			
Public	None			
Concerns	(7:28) Staff – Read application specifications. No comments at this time.			
Motion	Motion to View. (Barham)			
Vote	Carried unanimously	Certificate #		
12. Fayaway R.T.	11 Lincoln Avenue	Rev: COA #60010	30-136	Botticelli & Pohl
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns	(7:31) Staff – Read application specifications. No concerns.			
Motion	Motion to Approve. (Barham)			
Vote	Carried unanimously	Certificate #	60480	
13. Lees/Winn	24 Somerset Lane	Garage doors/windows/color	66-125	M. Sweeney
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Leonardo-Finger			
Recused	Barham			
Documentation	File with associated plans, photos and required documentation.			
Representing	Michael Sweeney – Presented project.			
Public	None			
Concerns	(7:34) Staff – Read application specifications. Hill-Holdgate – No shutters.			
Motion	Motion to Approve through staff without the shutters. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60481	
14. Flannery	62 Wanoma Way	Color change: main house	92-16	JG Thorsen
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Christopher Lewis – Presented project.			
Public	None			
Concerns	(7:37) Staff – Read application specifications. Barham – With 4 structures, they should not be white; should be Quaker grey. Consensus agrees.			
Motion	Motion to Approve through staff as Quaker grey and the roof walk and skirt remaining natural to weather. (Coombs)			
Vote	Carried unanimously	Certificate #	60482	

15. Flannery	62 Wanoma Way	Color change: garage	92-16	JG Thorsen
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Christopher Lewis – Presented project.			
Public	None			
Concerns	(7:37) Staff – Read application specifications. Barham – With 4 structures, they should not be white; should be Quaker grey. Consensus agrees.			
Motion	Motion to Approve through staff as Quaker grey and the roof walk and skirt remaining natural to weather. (Coombs)			
Vote	Carried unanimously	Certificate #	60483	
16. Flannery	62 Wanoma Way	Color change: cottage	92-16	JG Thorsen
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Christopher Lewis – Presented project.			
Public	None			
Concerns	(7:37) Staff – Read application specifications. Barham – With 4 structures, they should not be white; should be Quaker grey. Consensus agrees.			
Motion	Motion to Approve through staff as Quaker grey and the roof walk and skirt remaining natural to weather. (Coombs)			
Vote	Carried unanimously	Certificate #	60484	
17. Flannery	62 Wanoma Way	Color change: shed	92-16	JG Thorsen
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Christopher Lewis – Presented project.			
Public	None			
Concerns	(7:37) Staff – Read application specifications. Barham – With 4 structures, they should not be white; should be Quaker grey. Consensus agrees.			
Motion	Motion to Approve through staff as Quaker grey and the roof walk and skirt remaining natural to weather. (Coombs)			
Vote	Carried unanimously	Certificate #	60485	
18. Mallen, Joseph	12½ Pine Tree Road	Move on	68-996	SMRD
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Camp			
Recused	Leonardo-Finger			
Documentation	File with associated plans, photos and required documentation.			
Representing	Steve Roethke , S.M. Roethke Design – Presented project. Sean Sullivan			
Public	None			
Concerns	(7:41) Staff – Read applications specification. Barham – Concerned how it will fit into the neighborhood. Would like to view. Hill-Holdgate, Coombs & McLaughlin – no concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried 4-0/Barham abstain	Certificate #	60486	

19. Tiny Sad Elves N.T.	11 Old South Road	Move on-site	55-186	Botticelli & Pohl
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project. Board and batten would remain natural to weather and trim would match the building.			
Public	None			
Concerns	(7:50) Staff – Read applications specification. Discussion about painting the trim versus leaving it all natural to weather.			
Motion	Motion to Approve through staff with the window sashes & casings, eaves and rake boards grey to match the main structure and all else to be natural to weather. (Barham)			
Vote	Carried unanimously	Certificate #	60487	
20. EK Associates LLC	11 Finback (Lot 10)	Rev: COA #60131	66-516	Meerbergen, B.
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Brook Meerbergen – Presented project.			
Public	None			
Concerns	(7:53) Staff – Read applications specification. No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	60488	
21. 7/11 Nominee Trust	11 Squam Road	Rev: COA #60100	21-8	R. Paladino
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Bob Paladino – Presented project.			
Public	None			
Concerns	(7:55) Staff – Read applications specification. No concerns.			
Motion	Motion to Approve. (Barham)			
Vote	Carried unanimously	Certificate #	60489	
22. 25 Lincoln Ave. N.T.	25 Lincoln Avenue	Revisions: guest house	30-41	Botticelli & Pohl
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns	(7:57) Staff – Read applications specification. No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	60490	

23. Partida, Gregorio	2 Cartwright Place (Unit 1)	Add dormers	55-220.1	Self
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Gregorio Partida – Presented project.			
Public	None			
Concerns	(8:00) Staff – Read applications specification. No concerns			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	60491	
24. Beller, Gary	3 Willard Street	Hardscaping: fence	42.4.1-18	D. Galvin
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Dennis Galvin – Presented project.			
Public	None			
Concerns	(8:01) Staff – Read applications specification. No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	60492	
25. Block-Kelley	3 Sherburne Turnpike	Roofwalk skirt	30-114	Botticelli & Pohl
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lisa Botticelli, Botticelli & Pohl – Asked to skirt only the back to create a shaft for access and remove the hatch.			
Public	None			
Concerns	(8:03) Staff – Read applications specification. Hill-Holdgate – Okay with a skirt all around but it should be natural to weather and have spaces between the vertical boards. Barham – If the roof walk were 3-bay wide it would be okay; this roof walk is too large and crosses roof planes. Would like to view.			
Motion	Motion to View. (Barham)			
Vote	Carried unanimously	Certificate #		
26. Leiter	12 Meadow Lane	Hardscaping: pool	41-404	Waterscapes
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Gary King – Presented project.			
Public	None			
Concerns	(8:09) Staff – Read applications specification. Williams – the fence needs to be 5-feet off the property line and natural to weather.			
Motion	Motion to Approve through staff with the wire mesh fence pulled in 5 feet and embedded in year-round vegetation. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60493	

27. Lampe, John	97 Cliff Road	Hardscaping: driveway apron	30-170.1	Atlantic Landscape
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project.			
Public	None			
Concerns	(8:11) Staff – Read applications specification. No concerns.			
Motion	Motion to Approve. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60494	
28. J. L. Fox	145 Orange Street	Install hand rail	55-155	J.L. Fox
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(8:12) Staff – Read applications specification. Coombs – The handrails should be round, not square. Barham – Not pressure treated; should be cedar natural to weather.			
Motion	Motion to Approve through staff with turned handrails and cedar natural to weather. (Coombs)			
Vote	Carried unanimously	Certificate #	60495	
29. Burr Tupper	21 Golfview Drive	Roof walk, pitch change	66-176	Burr Tupper
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Burr Tupper – Presented project. Withdrew the application			
Public	None			
Concerns	(8:52) Staff – Read applications specification. Hill-Holdgate – Don't mind the dormer; but the house style doesn't support a roof walk. The structure could be changed into a true colonial that would support a roof walk. Barham, Coombs & McLaughlin – Agree.			
Motion	Withdrawn			
Vote	N/A	Certificate #		
30. Baird, Danny	50 Appleton Road	Remove hoop tent	66-51	Self
Sitting	Hill-Holdgate, McLaughlin, Barham, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	Williams			
Documentation	File with associated plans, photos and required documentation.			
Representing	Danny Baird – Presented project.			
Public	None			
Concerns	(8:21) Staff – Read applications specification. No concerns			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	60496	

31. Baird, Danny	50 Appleton Road	Move on: garage	66-51	Self
Sitting	Hill-Holdgate, McLaughlin, Barham, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	Williams			
Documentation	File with associated plans, photos and required documentation.			
Representing	Danny Baird – Presented project.			
Public	None			
Concerns	(8:21) Staff – Read applications specification. No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	60497	
32. 7/11 Nominee Trust	11 Squam Road	Rev: COA #60135 (windows)	21-8	Paladino, Robert
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Bob Paladino – Presented project.			
Public	None			
Concerns	(8:23) Staff – Read applications specification. No concerns.			
Motion	Motion to Approve due to minimal visibility. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60498	
33. Gloria Grimshaw	2C Winn Street	Rev: COA #58838	41-183	BPC
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(8:26) Staff – Read applications specification. Coombs – With the original approval, stated not white. Barham – The proposed front door is wider and not appropriate, the sidelights are not what was approved and the structure needs shutters.			
Motion	Motion to Hold for representation and the original approval. (Barham)			
Vote	Carried unanimously	Certificate #		
34. Domboys R.T.	2B Winn Street	Rev: COA #57657	41-183	BPC
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused				
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(8:28) Staff – Read application specifications.			
Motion	Motion to Hold for representation and the original approval. (Barham)			
Vote	Carried unanimously	Certificate #		

35. Pollock, Richard	63 Boulevarde	Rev: COA #59856	79-212	BPC
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Joe Paul , BPC – Presented project.			
Public	None			
Concerns	(8:29) Staff – Read application specifications. Hill-Holdgate – East elevation 2 nd -floor deck should be entirely shingled and all natural to weather. Barham – Front door with sidelights is very out of place. Blue door with white sidelights is a poor choice of colors. McLaughlin – Front door should be 6 panels with sidelights. Agree about the rail. Coombs – Would like the sidelights to be narrower so panes match the windows.			
Motion	Motion to Approve through staff with shingled rail entirely natural to weather and front sidelights more narrow. (Hill-Holdgate)			
Vote	Carried 3-2/McLaughlin & Barham opposed	Certificate #	60499	
36. Canty, Chris	56 Cato Lane	Roof walk change	55-108	Self
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Chris Canty – Presented project.			
Public	None			
Concerns	(8:36) Staff – Read application specifications. Hill-Holdgate – The six-light windows were supposed to be 9 lights. Roof walk is not correctly constructed. Should view.			
Motion	Motion to View with the subdivision plan. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #		
37. Ripp	6 Brant Point Road	Rev: COA #60128 (main hse)	29-146	CWA
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Chip Webster , Chip Webster Architecture – Presented project			
Public	None			
Concerns	(8:40) Staff – Read application specifications. Consensus - Ganged 4-over-4 windows on the 2 nd floor are not appropriate.			
Motion	Motion to Approve through staff with the 6-over-6 windows to remain on the south and east elevation. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60500	
38. Ripp	6 Brant Point Road	Rev: COA #59864 (crrge hse)	29-146	CWA
Sitting	Williams, Hill-Holdgate, McLaughlin, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Chip Webster , Chip Webster Architecture – Presented project			
Public	None			
Concerns	(8:45) Staff – Read application specifications. No concerns			
Motion	Motion to Approve. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60501	

39. NHA Properties	75 Old South Road	Solar PV installation	68-999.1	Self
Sitting	Williams, Barham, Coombs, Camp, Leonardo-Finger			
Alternates	None			
Recused	Hill-Holdgate			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(8:47) Staff – Read application specifications. No comments at this time.			
Motion	Motion to View and Hold for representation. (Coombs)			
Vote	Carried unanimously	Certificate #		
40. Seven Doors N.T.	13 Lincoln Avenue	Raise building 18” grade change	30-135	Botticelli & Pohl
Sitting	Williams, Hill-Holdgate, Barham, Coombs, Camp			
Alternates	Leonardo-Finger			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(8:50) Staff – Read application specifications. Barham – Can’t see a reason for the grade change.			
Motion	Motion to Hold for representation. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #		
41. Englehard, Charlene	8 Skyline Drive	Studio addition	79-4	Botticelli & Pohl
Sitting	Williams, Hill-Holdgate, Barham, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(8:52) Staff – Read application specifications. No concerns.			
Motion	Motion to Approve. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60502	
42. Abramson/Quattrocchi	7 Old Westmoor Farm	Revisions: pergola, deck	41-830	S. Metz
Sitting	Williams, Hill-Holdgate, Barham, Coombs, Camp			
Alternates	None			
Recused	Leonardo-Finger			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(8:52) Staff – Read application specifications. No concerns, as long as it is natural to weather.			
Motion	Motion to Approve natural to weather pergola. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60503	

43. Johnson, Brian	11 Arrowhead Drive	New storage building	69-309	B. Johnson
Sitting	Williams, Hill-Holdgate, Barham, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(8:55) Staff – Read application specifications. Williams – The pitch should be 7. This looks like every other house going in there.			
Motion	Motion to View. (Barham)			
Vote	Carried unanimously	Certificate #		
44. Haub, Christian & L.	57 Eel Point Road	New dwelling	32-46	Workshop APD
Sitting	Williams, Hill-Holdgate, Barham, Coombs			
Alternates	Leonardo-Finger, Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(8:58) No comment at this time.			
Motion	Motion to View. (Barham)			
Vote	Carried	Certificate #		
45. Frederick, Robert	52 Hummock Pond Road	Change windows	56-285	NAG
Sitting	Williams, Hill-Holdgate, Barham, Coombs, Camp			
Alternates	Leonardo-Finger			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(8:59) Staff – Read applications specification. No concerns.			
Motion	Motion to Approve. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	60504	

VI. OTHER BUSINESS	
Review Minutes -	October 10, 15, 17
Approve Minutes -	September 24, 26 and October 1, 3
Other Business -	Letter of support to CPC regarding updating <u>Building With Nantucket In Mind</u> – Motion to Approve with suggested corrections. (Barham) Carried unanimously Organizational meeting October 29 th and discussion of 2013 schedule – Williams to send a preliminary agenda to go to members. 74 Centre St hardscaping
Commission Comments	

Motion to Adjourn: 9:10 p.m.

Submitted by:
Terry L. Norton

HSAB – Historic Structures Advisory Board SAB – ‘Sconset Advisory Board
TAB – Tuckernuck Advisory Board MAB – Madaket Advisory Board